

LAKE MORENA/CAMPO

2000 Census Population.....3,015

Community 2020 Target¹6,500

April 2004 WC Map Population4,970



APRIL 2004 WORKING COPY MAP

The key objective in creating Lake Morena/Campo's April 2004 Working Copy map was to preserve the diverse and unique rural character of the planning area. There is a possibility of a Town Center plan for the Cameron Corners area at Highway 94 and Buckman Springs Road. This area is recognized as an area subject to further refinement on the April 2004 Working Copy map.

KEY COMMUNITY ISSUES

- Maintaining rural atmosphere
- Limited growth may occur at the Cameron Corners village area

COMMUNITY-SPECIFIC PLANNING RATIONALE

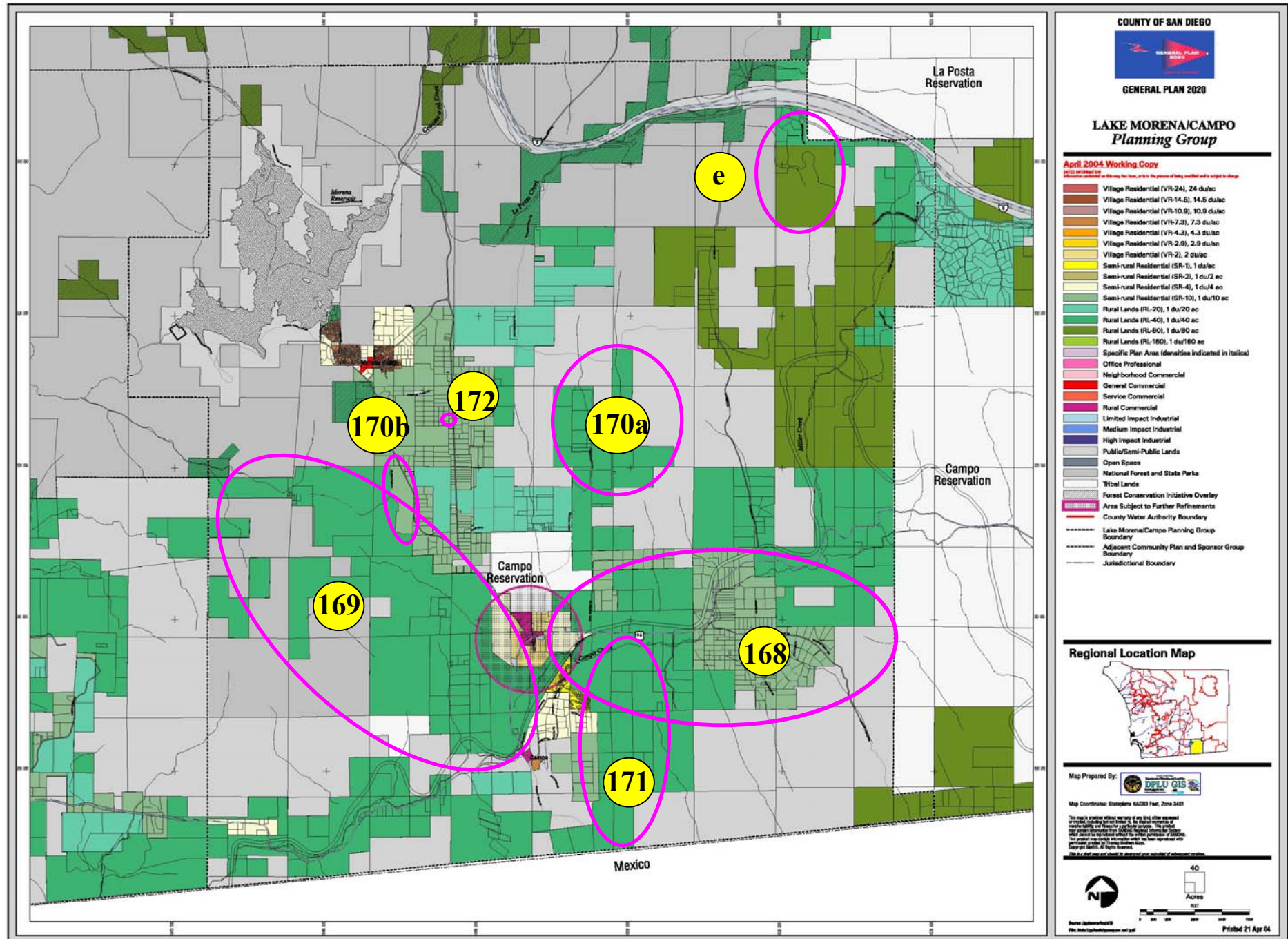
- Higher densities are assigned in the existing village areas
- Maintain separation between communities
- Higher densities for the community are located in and around Cameron Corners where the community is currently working on a Town Center Plan for the Cameron Corners area

TRAFFIC FORECASTS

(See Mountain Empire Section)

¹ Community target not yet endorsed by the Board of Supervisors: 4,640.

See Mountain Empire LOS Map (B-34)



RESIDENTIAL PROPERTY REFERRALS

168	Audrey Kemp			
	<u>December 2002 WC:</u>	<u>August 2003 WC:</u>	<u>October Traffic Referral:</u>	<u>April 2004 WC:</u>
	Rural Lands: 1 du/40 acres	Rural Lands: 1 du/40 acres Semi-Rural: 1 du/4 acres	Rural Lands: 1 du/40 acres Semi-Rural: 1 du/4 acres <i>Continuing to work with community planning group</i>	Rural Lands: 1 du/40 acres <i>(Recognized as an area subject to further refinement)</i>
	<u>Key Objectives:</u>		<u>Rationale for April 2004 WC:</u>	
	<ul style="list-style-type: none"> • <i>Obtain a broad consensus</i> • <i>Create a model for community development</i> • <i>Assign densities based on the characteristics of the land</i> 		The majority of the property is located in the Rural Lands designation. This is consistent with the location, context, land use framework, and GP2020 planning concepts. The large property lacks a pattern of development. The community is currently working on a Town Center plan for the Cameron Corners area that may include some of this referral property. This area is recognized as an area subject to further refinement on the April 2004 Working Copy map.	

169	Doug Paul			
	<u>December 2002 WC:</u>	<u>August 2003 WC:</u>	<u>October Traffic Referral:</u>	<u>April 2004 WC:</u>
	Semi-Rural: 1 du/acre	Commercial	Commercial	Commercial
	Semi-Rural: 1 du/4 acres	Village: 2 du/acre	Village: 2 du/acre	Village: 2 du/acre
	Commercial	Semi-Rural: 1 du/4 acres	Semi-Rural: 1 du/4 acres	Semi-Rural: 1 du/4 acres
	Rural Lands: 1 du/40 acres	Rural Lands: 1 du/40 acres	Rural Lands: 1 du/40 acres	Rural Lands: 1 du/40 acres
			<i>Continuing to work with planning group, and referred back to staff, community planning group and owner pending groundwater study</i>	<i>(Recognized as an area subject to further refinement)</i>
	<u>Key Objectives:</u>		<u>Rationale for April 2004 WC:</u>	
	<ul style="list-style-type: none"> • <i>Assign densities based on the characteristics of the land</i> • <i>Create a model for community development</i> 		The majority of the property is located in the Rural Lands designated area. It is consistent with the location, context, land use framework, and GP2020 planning concepts. The large property lacks a pattern of development and has a “pipelined” Plan Amendment Authorization (PAA). The community is currently working on a Town Center plan for the Cameron Corners area that may include some of this referral. This area is recognized as an area subject to further refinement on the April 2004 Working Copy map.	

170a	Brian Mooney			
	<u>December 2002 WC:</u>	<u>August 2003 WC:</u>	<u>October Traffic Referral:</u>	<u>April 2004 WC:</u>
	Rural Lands: 1 du/40 acres	Rural Lands: 1 du/40 acres	Rural Lands: 1 du/20 acres	Rural Lands 1 du/40 acres
	<u>Key Objectives:</u>		<u>Rationale for April 2004 WC:</u>	
	<ul style="list-style-type: none"> Develop an internally consistent general plan Assign densities based on characteristics of the land 		<p>The applicant has withdrawn the project on this site. This property is located east of Cameron Corners and is in an area that is groundwater dependent, lacks adequate vehicular access, and is located away from existing patterns of development. A Rural Lands designation is appropriate for this referral because it reflects the environmental constraints and recognizes the established 40-acre sizes of existing, neighboring parcels. Assigning higher density to this property would produce an isolated pocket in an area categorized as Rural Lands and surrounded by public lands.</p>	
170b	Brian Mooney			
	<u>December 2002 WC:</u>	<u>August 2003 WC:</u>	<u>October Traffic Referral:</u>	<u>April 2004 WC:</u>
	Rural Lands: 1 du/20 acres	Rural Lands: 1 du/20 acres	Semi-Rural: 1 du/10 acres	Semi-Rural: 1 du/10 acres
171	Arnold Veldkamp			
	<u>December 2002 WC:</u>	<u>August 2003 WC:</u>	<u>October Traffic Referral:</u>	<u>April 2004 WC:</u>
	Rural Lands: 1 du/40 acres	Rural Lands: 1 du/40 acres	Rural Lands: 1 du/40 acres	Rural Lands: 1 du/40 acres
172	Leonard and Monica Teyssier			
	<u>December 2002 WC:</u>	<u>August 2003 WC:</u>	<u>October Traffic Referral:</u>	<u>April 2004 WC:</u>
	Semi-Rural: 1 du/10 acres	Semi-Rural: 1 du/10 acres	Semi-Rural: 1 du/10 acres	Semi-Rural: 1 du/10 acres
e	Kourosh Hangafarin			
	<u>December 2002 WC:</u>	<u>August 2003 WC:</u>	<u>October Traffic Referral:</u>	<u>April 2004 WC:</u>
	Rural Lands: 1 du/40 acres	Rural Lands: 1 du/40 acres	Rural Lands: 1 du/40 acres	Rural Lands: 1 du/40 acres
		Rural Lands: 1 du/80 acres	Rural Lands: 1 du/80 acres	Rural Lands: 1 du/80 acres